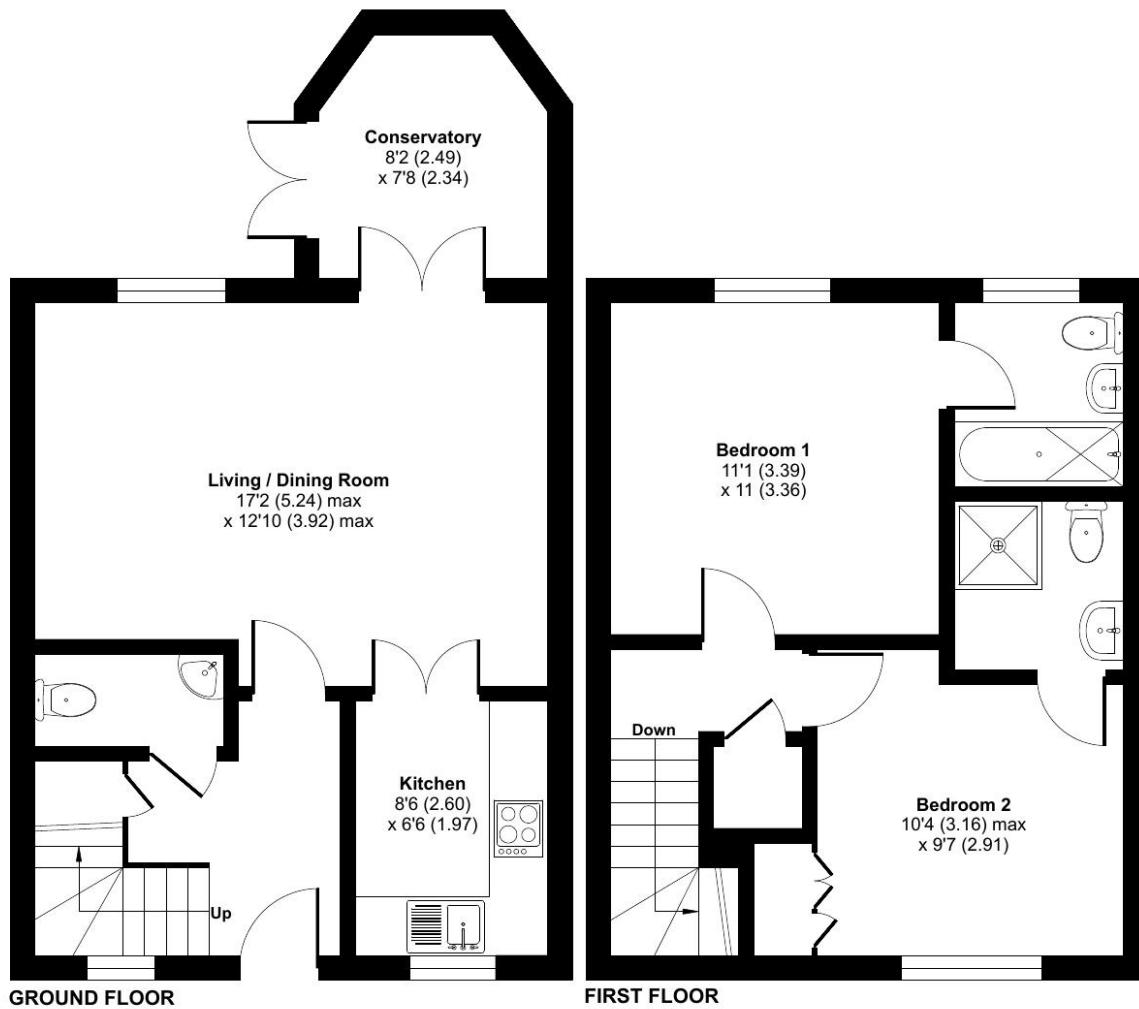


**Wolston Court, Lime Tree Village, Cawston, Rugby, CV22**

Approximate Area = 816 sq ft / 75.8 sq m  
For identification only - Not to scale



Talk to the team today to find out more or to arrange a visit:

**01788 211 799** | [LimeTreeVillageSales@retirementvillages.co.uk](mailto:LimeTreeVillageSales@retirementvillages.co.uk)



# Lime Tree Village

*Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.*

## 4 WOLSTON COURT



**Updated cottage with  
2 double bedrooms,  
both ensuite, and  
downstairs WC.**



Cottage



2 Bedrooms



2 Bathrooms



Private Terrace

### Key features:

- 2 x Double Bedrooms
- 2 x Ensuite Bathrooms
- Recently Updated
- EPC Rating: C

**£295,000  
Leasehold\***



Updated cottage with 2 double bedrooms, both ensuite one with shower over tub, the other offers a level access shower, and also a convenient downstairs WC. Separate kitchen with oven, hood and hob - as well as Washing Machine - plenty of cupboard space and overlooking the front of the property facing south. Nice, proportioned Lounge/diner leading into a conservatory which overlooks the brook, and green spaces situated on the desirable Lime Tree Retirement Village in Cawston. A stroll from the private walkway to Bilton, and 5 minutes from Cawston House, the hub of the village. Just Move and unpack, nothing to do here!

Lime Tree Village is a well-established, independent living retirement community, offering a total of 213 privately-owned bungalows, cottages, chalet bungalows, and apartments. These homes are situated within 26 acres of beautifully landscaped grounds, with an additional 15 cottages currently under construction to enhance the community further.

# Lime Tree Village is a beautiful community where wellbeing, active lives and nature collide.

Lime Tree Village is situated midway between Dunchurch and Bilton. With our own walkway into the very well serviced village of Bilton, you have easy access to shops, a Post Office, cafés, and great pubs. Rugby, Coventry, and Birmingham are within easy reach if you need to get your fix of shopping, fine dining and exploring.

## Amenities and features:

- Edwardian Cawston House
- Stunning grounds and allotments
- Restaurant and small convenience store
- Residents' Bar and Sunroom
- Snooker room and wellbeing centre
- A packed calendar of daily events
- Pets are more than welcome!

